

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

444 WESTMINSTER STREET (2nd Floor)

PROVIDENCE, RHODE ISLAND 02903-3206

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street, Providence, Rhode Island on Monday, November 28, 2011 at 5:30 P.M. and 7:00 P.M when all persons interested will be heard concerning the following matters pursuant to Section 902 of the Zoning Ordinance:

5:30 P.M.

CHARLESGATE EAST AFFORDABLE HOUSING PARTNERS, LP, OWNER AND CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS, APPLICANT: 50 Randall Street, Lot 620 on the Tax Assessor's Plat 2, located in a Heavy Commercial District C-4 Zone; to be relieved from Section 305 pursuant to Section 200 in the proposed installation of 12 ballast mounted telecommunications panel antennas and one GPS antenna mounted to a roof structure, with related equipment enclosed within a new shelter also to be located at roof level of the existing building containing housing for the elderly and other co-location telecommunication facilities. The height restriction in the C-4 district is 45 feet. The existing building (with its existing rooftop structures)

sits at a height of 117 feet (measured from average grade to building peak height) and the proposed installations would not exceed 114 feet. The applicant is requesting a dimensional variance from regulations governing the height restriction. The lot in question contains approximately 50,921 square feet of land area.

845 ALLENS AVENUE, LLC: 845-849 Allens Avenue and 114 & 116 Carolina Avenue, Lots 301, 300 & 299 on the Tax Assessor's Plat 101, located in a Limited Commercial District C-1 Zone; to be relieved from Section 303-use code 51.1 in the proposed change in use of the existing building from retail space and laundromat to a general warehouse for shipping receiving of goods. All lots would be merged. The lots in question together contain approximately 10,080 square feet of land area.

LEONARD A. BALASCO, OWNER OF LOT 438, AND LEONARD A. BALASCO & DIANNE E. BALASCO, OWNERS OF LOT 446: 196 & 202 Enfield Avenue, Lots 438 and 446 on the Tax Assessor's Plat 85, located in a Residential Single-Family R-1 Zone; to be relieved from Sections 105.3 and 304. The applicants propose to subtract 372 square feet of land area from Lot 446 (196 Enfield Ave. containing a single-family dwelling) and add said 372 square feet to Lot 438 (202 Enfield Ave. containing a two-family structure); Lot 446 would be reduced from 4,599.4 to 4,227.5 square feet of land area and increasing Lot 438 from 4,599.4 to 4,971.3 square feet of land area. By doing so, the existing lot line between the two properties would be

readjusted to rededicate the parking areas only. No changes are proposed for the structures. The reduction in the land area of Lot 446 would also reduce said Lot's frontage from 40 feet to 30 feet. The lot frontage for Lot 438 would be increased from 40 feet to 50 feet. The applicants are requesting a dimensional variance for Lot 446, seeking relief from regulations governing lot area conformance, minimum lot area, and minimum lot width and frontage.

ARCESE REALTY INTEREST, INC., OWNER AND JF ENTERPRISES CORPORATION d/b/a CLUB SEQUEL, APPLICANT & LESSEE: 142 Dean Street & 178 Atwells Avenue, Lots 335 & 336 on the Tax Assessor's Plat 26, located in a General Commercial C-2 Zone. Pursuant to Section 303-use code 58 the applicant is requesting a special use permit seeking to provide entertainment within the existing restaurant/bar. Further, the applicant is seeking a dimensional variance from Sections 401.1 and 703.2 relating to outdoor seating; whereby, the existing restaurant/bar has 62 indoor seats. Section 401.1 allows an additional 25 percent of the existing interior seating outdoors, which would be 15.5 outdoor seats and this proposal seeks to provide 36 seats outdoors, which are 20.5 seats over and above the allowed number of outdoor seats. In furtherance, the additional outdoor seating requires 6 parking spaces, which cannot be provided on-site. The applicant also seeks to provide the outdoor seating past the 11:00 P.M. restriction as provided in Section 401.1. The applicant has been providing entertainment under a probationary approval granted on December 27, 2010, for a period of

one year ending September 30, 2011. The lots in question together contain approximately 3,526 square feet of land area.

7:00 P.M.

JOHN C. PONTE, OWNER AND PATRICK E. LOWNEY, JR., SOLE MEMBER, MJNI, LLC, d/b/a BROADWAY BISTRO, APPLICANT AND LESSEE: 205-211 Broadway (corner Pallas St.), Lot 261 on the Tax Assessor's Plat 28, located in Residential Professional R-P Zone and within the Broadway Historic District. In accordance with Section 200, the applicant is requesting a use variance to expand the existing restaurant into an existing commercial space to the west and further seeks relief from Sections 303-use code 56.1 and 703.2 pursuant to Sections 707 and 707.1, a special use permit; whereby, this proposal also seeks to increase the number of restaurant seats from 30 to 60 seats, which requires 8 parking spaces and there is no on-site open space available for parking. The lot in question contains approximately 2,300 square feet of land area.

ALTA HOLDINGS, LLP, OWNER AND ALLEN BROOMFIELD d/b/a AMERICAN TIN & SOLDER CO., APPLICANT: 80-82 Aldrich Street, Lot 177 on the Tax Assessor's Plat 57, located in an Industrial M-1 Zone. In accordance with Section 200, the applicant is requesting a special use permit pursuant to Section 303-use code 77.4, and relief from Section 303-use code 78, a use variance, in the proposed change in use of the existing manufacturing building to materials

processing, distribution and storage (metal recycling center), primary metal industries (low temperature melting facility), and use code 84, which includes: jewelry, silverware, plated ware, costume jewelry and notions manufacturing, requiring no Board action. All storage would be located within the existing structure. The lot in question contains approximately 16,000 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, NOVEMBER 28, 2011.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, NOVIEMBRE 28, 2011.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 680-5376
Pcarnevale@providenceri.com**

YEAR 2011

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY HALL

**25 DORRANCE STREET
PROVIDENCE, RHODE ISLAND**

Monday, January 10 and 24, 2011 - cancelled

Monday, February 14 - cancelled and 28, 2011 - rescheduled

Monday, March 14, Wednesday, March 16 and Monday, March 28, 2011

Monday, April 11, Wednesday, April 20 and Monday, April 25, 2011

Monday, May 9 and Wednesday, May 25, 2011

Monday, June 13, 2011

Monday, July 27, 2011

No Meetings in August

Monday, September 26, 2011

No Meetings in October

Monday, November 1 and 28, 2011

Monday, December 12 and Tuesday, December 27, 2011

Any change in dates will be noticed in writing and/or e-mail to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.

Peter D. Carnevale

Secretary

(401) 680-5376 and/or e-mail at Pcarnevale@providenceri.com